

## HANOVER PLANNING BOARD



*JUNE 4<sup>TH</sup>, 2007*

### **MINUTES OF MEETING**

At 6:45 P.M., the Chairman Rich DeLuca called to order the June 4, 2007 meeting of the Hanover Planning Board. Board members Rich DeLuca, Gary Hendershot, Tony Losordo and Steve Rusko were present. Associate member Bernie Campbell was also present. Town Planner, Andrew Port was present. Board member Maryann Brugnoli was absent. The Board reviewed the minutes of the May 21, 2007 meeting. Tony made a motion to accept the minutes as amended. Steve seconded the motion and it was so voted unanimously.

### **PUBLIC HEARINGS**

#### **Hanover Hills Definitive Subdivision PB07-5C**

At the applicant's request Gary made a motion to continue the hearing to Monday August 27, 2007 at 7:30 p.m. Steve seconded the motion and it was so voted unanimously.

#### **Linwood Terrace Extension Definitive Subdivision PB07-19C**

At the applicant's request Tony made a motion to continue the hearing to Monday June 18, 2007 at 7:30 p.m. Gary seconded the motion and it was so voted unanimously.

#### **Land Rover/Jaguar Dealership – 2144 Washington Street – Limited Site Plan Review**

The Board met with Tim Porelle of Jaguar and Land Rover of Hanover to discuss his letter requesting a minor modification to his site plan. He is requesting permission to install a storage trailer on the property for storage of auto parts that are delivered after hours. He has told the Board that he had permission from the Building Commissioner to have the storage trailer on the site temporarily until he secured a modification from the Planning Board. Mr. Porelle submitted photos of the site showing the current location of the trailer and the dumpsters on the site. The Board was concerned because the dumpsters were not fenced. They went over a plan for positioning of the trailer and the dumpsters along with fencing that would shield them all from the public view. They determined that the trailer would be parked on existing parking spaces that are designated for employee parking and not display spaces. Gary made a motion to approve a storage trailer on the site not to exceed 30 feet in length to be located parallel with the berm and the dumpsters will be in front of the trailer and the trailer and dumpsters will be enclosed on three sides by 6 foot stockade fencing with the entrance door to the trailer to be left exposed. An as-built plan is to be submitted by the applicant. Steve seconded the motion and it was so voted unanimously.

### **SIGNING OF LOT RELEASES, FORM A'S, DECISIONS, AND BILLS**

The Chairman endorsed the decision for 1972-1978 Washington Street PB07-13SP for which the 20 day appeal period had expired.

The Chairman endorsed the decision for 14 Hanover Street PB07-24LSP for which the 20 day appeal period had expired.

## **OTHER BUSINESS**

The Board met with Jim O'Brien to discuss his request for a minor modification to his approval for Park Drive Definitive Subdivision. Mr. O'Brien explained that he is requesting permission to relocate the utility poles to the opposite side of the street. He described the situation with the abutter, Swenson Granite Works and the difficulty he is having negotiating the best course of action with them. Mr. O'Brien submitted a copy of an email from National Grid indicating that they would be meeting with Scott Herrick of Swenson Granite Works to work out a scenario whereby the poles could be moved and electric service could still be delivered to Swenson and to the Villages project. Gary made a motion to approve a minor plan modification for the Park Drive Definitive Subdivision plan. Said modification is described as the relocation of the proposed electric/utility conduits from the northern side of the Right-of-Way layout to the southern side of the proposed roadway layout conditional upon the following essential conditions:

1. All such electric/utility conduits shall be underground.
2. All such electric/utility conduits shall be separated from all other conduits and utilities, including, but not limited to water, gas, and drainage by a minimum safe offset of three (3) feet. Wherever possible the offset shall be greater.
3. Prior to installation of the electric/utility conduits the applicant shall provide a scale plan to the Town Planner and DPW Superintendent which locates the proposed modified location of the electric/utility conduits in relationship to the originally approved plans. All work shall be in compliance with said plan.

Steve seconded the motion and it was so voted unanimously.

The Board discussed an issue that had been brought to the Town Planner's attention concerning the occupancy permit for Swenson Granite Works. They are currently working under a temporary occupancy permit and will need to have their building permit signed off by the Planning Board in order to be issued their occupancy permit. The Board discussed the issue of the landscaping and whether or not they were in compliance with the Zoning Bylaws. The Chairman asked all of the Board members to drive by and look at the site before the next meeting and they could discuss it further at that meeting.

The Board reviewed a Limited Site Plan request from David Thompson of Advanced Auto Parts Store at 952 Washington Street. The Board felt that the changes that the applicant had requested were minor in nature and would be an improvement to the site. The Town Planner went over the plan which showed planting a buffer of trees at the current access they are using off of Old Washington Street. The applicant has been working with the Building Commissioner, Paul McAuliffe to try to work out a scenario that would be beneficial to the abutters after Mr. McAuliffe told the applicant they could no longer access their site from Old Washington Street. The Board determined that the applicant would not need a formal hearing. The Town Planner told the Board that the Building Commissioner has spoken to some of the abutters and feels that the abutters in the residential neighborhood would be in favor of the change. Bernie made a motion to approve the limited site plan for Advanced Auto Parts at 952 Washington Street as according to a plan dated 4/24/07 with detail showing in the back with no vehicular access out to Old Washington Street and any vehicles parked on the property will be parked on asphalt surface and all travelers on the property will travel on asphalt surface. Tony seconded the motion and it was so voted unanimously.

Tony motioned to adjourn at 8:45 p.m. Gary seconded the motion and it was so voted unanimously.

**Meeting was adjourned at 8:45 p.m.**

Respectfully Submitted,  
Margaret Hoffman

**PLANNING BOARD SECRETARY**